LOT 80
IN OR 1953/1234
FLORA PARKE #3 PB 6/402

FROST ALMA J/DALTON JACQUELINE S
33419 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0080-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

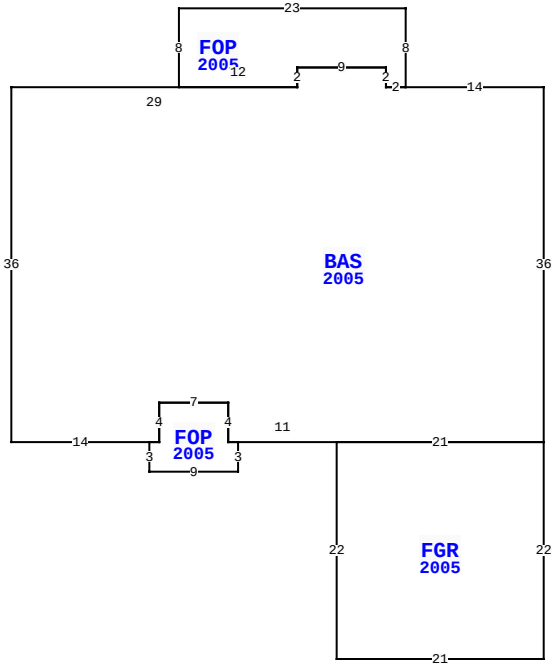
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	2005	1,934	253,352
FGR	462	55	2005	254	33,274
FOP	55	30	2005	16	2,096
FOP	166	30	2005	50	6,550
TOTALS	2,617			2,254	295,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	109.6620	144.75	326,266	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 1934 HX Base Yr 2006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

33419 SUNNY PARKE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,271
TOTAL MARKET OB/XF VALUE		7,002
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		387,273
SOH/AGL Deduction		193,735
ASSESSED VALUE		193,538
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		87,816
TOTAL JUST VALUE		387,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105836	WINDOWS (3)	6,502	05/07/2021
B2105469	WINDOWS (2)	2,321	04/30/2021
B1707518	WINDOWS	4,295	12/01/2017
E14508	NEW CONSTR	2,000	03/01/2005
M09305	H/AC	0	02/01/2005
P09027	NEW CONSTR	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/1234	12/17/2014	QC	U	I	11	39,000
GRANTOR: FROST ALMA J						
GRANTEE: FROST ALMA J & JACQ						
1340/0614	8/09/2005	WD	Q	I		270,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FROST ALMA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] N8 W23 S8 E12 N2 E9 S2 E2 $ W2 N2 W9 S2 W29 S36 E14 FOP=[YR=2005] S3 E9 N3 W1 N4 W7 S4 W1 $ E1 N4 E7 S4 E11 FGR=[YR=2005] S22 E21 N22 W21 $ E21 N36 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	898.00	SF	5.20	5.20	100	2005	2005	3	84	3,922	

LAND DESCRIPTION

TOTAL OB/XF 7,002

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS